



A. GENERAL APPLICATION INFORMATION

1. *Project Location*

a. Street Address	b. City/Town	c. Zip Code
f. Assessors Map/Plat Number	g. Parcel/Lot Number	

2. *Applicant*

a. First Name	b. Last Name	c. Company	
d. Mailing Address			
e. City/Town		f. State	g. Zip Code
h. Phone Number	i. Fax Number	j. Email address	

3. *Property Owner*

a. First Name	b. Last Name	c. Company	
d. Mailing Address			
e. City/Town		f. State	g. Zip Code
h. Phone Number	i. Fax Number	j. Email address	

Check if more than one owner:

(If there is more than one property owner, please attach a list of these property owners to this form.)



4. Representative (if any)

a. First Name	b. Last Name	c. Company	
d. Mailing Address			
e. City/Town		f. State	g. Zip Code
h. Phone Number	i. Fax Number	j. Email address	

5. What kind of application is being filed?

Request a New Parking Freeze
Permit or Exemption Certification

Modify an existing Parking Freeze Permit
or Exemption Certification

6. Which Parking Freeze is your facility located in

Downtown Boston

South Boston

B. PARKING FACILITY INFORMATION

1. Applicant

Downtown Boston		South Boston	
Commercial Spaces		Commercial Spaces	
Exempt Spaces		Residential Included Spaces	
Residential Excluded Spaces		Residential Excluded Spaces	

2. Do you currently or will you charge for parking?

Yes

No

Not sure

3. What is your current or proposed parking method and facility type? (select all that apply)

Valet

Surface Lot

Self-Parking

Garage



4. Is your project compliant with the City's Bicycle Parking Guidelines?

Number of Long-Term Bicycle Spaces:	Number of Showers:
Number of Short-Term Bicycle Spaces:	Bikeshare Station Size and Contribution:
Number of Lockers:	Other Amenities (Please List):

5. Is your project compliant with the City's Electric Vehicle Readiness Policy?

EVSE-Installed Points: A	Total number of spaces: C
EV-Ready Points: B	Does A + B = C ? <input type="checkbox"/> Yes <input type="checkbox"/> No

Note: Please attach the Electric Vehicle Equivalency Calculator to this application, available at www.boston.gov/recharge-boston.

6. Please fill out the information below:

Total Number of Proposed Spaces:	Total Parking Facility Square Footage:
Number of New Spaces:	Ratio of Residential Spaces to Units:
Number of Existing Spaces:	(Optional) Number of Spaces Returned:

7. Please list the total facility square footage by use type:

Residential Sqft:	Retail Sqft:
Office/Admin Sqft:	Institutional Sqft:
Industrial Sqft:	Lodging Sqft:

8. Are you required to execute a Transportation Access Plan Agreement (TAPA)?

Yes No

(If yes, please attach the draft or final TAPA to this form if available.)



C. SIGNATURES AND SUBMITTAL REQUIREMENTS

I hereby certify under the penalties of perjury that the foregoing Notice of Intent and accompanying plans, documents, and supporting data are true and complete to the best of my knowledge. I understand that the Applicant will place notification of this Application in a local newspaper at the expense of the applicant in accordance with the Procedures and Criteria for the Issuance of Parking Freeze Permits.

Signature of Applicant

Date

Anne R. Garr, Assistant Secretary

Signature of Property Owner (if different)

9/19/2022

Date

Signature of Representative (if any)

9/19/22

Date

D. ADDENDUM: IMPORTANT APPLICATION INFORMATION

PAYMENT

Please include a check or money order made payable to the City of Boston, Air Pollution Control Commission. The fee is \$20 per parking space. Application and renewal fees apply to all locations within the Downtown, East Boston, and South Boston Parking Freeze Zones.

WRITTEN PROOF

Please attach written proof that the applicant is the owner of record or has written approval from the owner of record to file this application.

STATEMENT OF NEED

Please attach a general description of the facility and the parking needs of the project, local entities, and patrons that the proposed facility will serve. Any written support (letters, etc.) that you wish to supply in support of this statement should be attached



SITE PLANS

Please attach a site plan of the parking facility showing:

- location of the facility;
- layout of the spaces;
- entry and exit locations;
- total square footage of the parking area;
- location, type and amount of electric vehicle parking;
- location and amount of bicycle parking and bicycle facilities.

OTHER APPLICABLE REVIEWS

If you are working in a historic district or on a designated landmark, you should consult with the appropriate historic or architectural commission. If you are working in the floodplain or within 100 feet of a wetland, you should consult with the Conservation Commission. Visit boston.gov/landmarks and boston.gov/conservation before starting any work.

WHERE TO SEND

We prefer you complete the digital application using this form. Export the form as a PDF and email your application and supporting documents to APCC@boston.gov. You can also mail your application, documents, and payment to: Air Pollution Control Commission, Boston City Hall, 1 City Hall Square, Room 709, Boston, MA 02201. Please notify us that you have sent an application by mail at APCC@boston.gov.

776 Summer Street

South Boston, MA

PREPARED FOR

Hilco Redevelopment Partners
101 Seaport Boulevard, Suite 650
Boston, MA 02210

PREPARED BY



101 Walnut Street
PO Box 9151
Watertown, MA 02471
617.924.1770

OCTOBER 19, 2022



Attachments

- › Written Proof of Ownership
- › Statement of Need
- › EV Equivalency Calculator
- › Site Plans
 - Locus Map
 - Overall Site Plans
 - Vehicle Parking Plans
 - Bicycle Parking Plans

Written Proof of Ownership



September 19, 2022

Boston Air Pollution Control Commission
Boston City Hall
1 City Hall Square, Room 709
Boston, MA 02201

Re: APCC Permit Modification – 776 Summer Street

To Whom it May Concern:

Please accept this letter as confirmation that HRP 776 Summer Street, LLC with an address at 111 S. Wacker Drive, Suite 3000 Chicago, Illinois 60606, is the owner of 776 Summer Street (Parcel ID: 0603406060).

I have authorized VHB to serve as our agent in the submission of our APCC permit modification request. If you have any questions related to our submission, please do not hesitate to contact me at 857-756-7885, or mschrock@hilcoglobal.com.

Sincerely,

A handwritten signature in black ink, appearing to read "Melissa A. Schrock".

Melissa Schrock, AIA
Executive Vice President | Mixed Use Development
Hilco Redevelopment Partners (HRP)
101 Seaport Boulevard, Suite 650
Boston, MA 02210
Mobile: 857.756.7885

Statement of Need



To: Boston Air Pollution Control Commission
1 City Hall Square, Room 709
Boston, MA 02201

Date: September 19, 2022

Memorandum

Project #: 13656.00

From: Kathleen Keen, PE

Re: Statement of Need
776 Summer Street
South Boston Parking Freeze – Permit Application

Introduction

This Statement of Need is being submitted in support of the APCC Application for the 776 Summer Street – Phase 1 Project. The parcel currently has an existing APCC Permit #367655, which allocates 275 spaces to the site.

The 776 Summer Street Project includes the redevelopment of the existing site with a vibrant mixed-use, transit-oriented development. The overall Master Plan development will consist of 1,680,00 square feet (SF) of mixed-use space, and Phase 1 (the subject of this application) will consist of 754,500 SF of mixed-use space. Details of the Phase 1 portion of the Project along with the parking needs are described below.

Proposed Project & Parking Needs

The Phase 1 Project consists of the redevelopment of a portion of the overall site along the Reserved Channel at 776 Summer Street on land formerly occupied by the Boston Edison L Street Power Station. It is the first phase of the 776 Summer Street Master Plan Project.

The Master Plan Project achieved Board Approval from the Boston Planning and Development Agency (BPDA) on January 14, 2021 and has concluded its Environmental Impact Review under the Massachusetts Environmental Protection Agency with a certificate issued on May 14, 2021. The Phase 1 Design Review PNF was filed with the BPDA on June 21, 2022 and is currently under review.

The Phase 1 Project will consist of the adaptive reuse of the historic Edison Turbine Halls 1-3 as well as the construction of Block D and Block F, totaling 754,500 SF. The Turbine Halls will include approximately 115,500 SF of office, research and development, retail, community, and cultural uses. Block D will consist of a 7-story building with approximately 247,500 SF of office and research and development uses and 17,500 SF of retail uses. Block F will consist of an 8-story building with approximately 357,000 SF of office and research and development uses and 17,000 SF of retail uses.

The Project will result in the construction of parking spaces serving the development which surpass the quantity allowed in the existing APCC permit for the site. The proposed Phase 1 parking facilities are described below:

- › The Phase 1 Project is proposing to provide 650 vehicle parking spaces. This results in a net increase of 375 spaces beyond those allowed in the existing APCC permit, which allocates 275 spaces to the site.
 - These spaces will be provided within two underground garages beneath Blocks D and F.
 - A single entry and egress ramp for each of two garages will be provided from Elkins Street Extension for Block D and from the Service Drive for Block F.
 - The Project will comply with the City's EV Readiness policy. The Applicant anticipates providing 163 spaces (25%) installed with Level 2 chargers and the remaining 487 spaces EV-ready. However, the Applicant may

consider other options to meet the City's policy and will notify the Commission of the final EV compliance option prior to issuance of the Certificate of Occupancy. The EV Equivalency Calculator is attached to the application.

- Approximately 60 parking spaces in the Phase 1 Project will be made available to South Boston residents holding resident parking stickers during nights, weekends, and snow emergencies, free of charge, per the requirements of the PDA Master Plan approved by the BPDA Board in January 2021.
 - Parking spaces will be unbundled from building space leases and can be leased separately.
 - Market rate parking fees will apply to all spaces.
 - All parking will be self-park.
- › The Phase 1 Project will meet the City's Bike parking guideline:
- Approximately 351 long-term/employee spaces will be provided in secure bike rooms located in Blocks D and F and Turbine Hall 3.
 - Approximately 53 short-term/visitor spaces will be provided within the Phase 1 boundary.
 - Approximately 129 lockers and 13 showers will be provided between Blocks D and F and Turbine Hall 3.
 - 2 bikeshare stations will be provided within the Phase 1 boundary.
 - A bikeshare contribution of approximately \$219,200 will be provided.

EV Equivalency Calculator

INTERACTIVE EV REQUIREMENT EQUIVALENCE CALCULATOR

PROJECT CHARACTERISTICS	<i>Fill Out Cells Below</i>
Parking Requested	650

EVSE-INSTALLED TOTAL POINTS	EVSE READY TOTAL
163	487.5

650

EVSE-INSTALLED EQUIVALENCE CALCULATOR

Options	Amount of parking spaces served	Weighted Points (per mitigation measure)	Total Points	Restriction/Range
LEVEL 1 CHARGER			1	0 Only residential and office may offset with this option. Parking spaces must be assigned if residential.
LEVEL 2 CHARGER	163		1	163
DCFC - 50KW			8	0
DCFC - 150KW			24	0
EV Carshare			19	0
Electric Bike Parking Amenities			0.25	0 Maximum of 5 points.

TOTAL POINTS ACCRUED	EVSE-INSTALLED POINTS REQUIRED
163	163

EV READY EQUIVALENCE CALCULATOR

Category / Name	Amount of parking spaces served	Weighted Points (per mitigation measure)	Total Points	Restriction/Range
OPTIONS				
LEVEL 1 CHARGER			1	0 office may offset with this option. Parking spaces must be assigned if residential.
LEVEL 2 CHARGER	487		1	487
DCFC - 50KW			8	0
DCFC - 150KW			24	0

TOTAL POINTS ACCRUED	POINTS REQUIRED
487	487.5

Site Plans

- › Locus Map
- › Overall Site Plans
- › Vehicle Parking Plans
- › Bicycle Parking Plans

Figure 1: Locus Map

776 Summer Street Phase 1 | Boston, Massachusetts



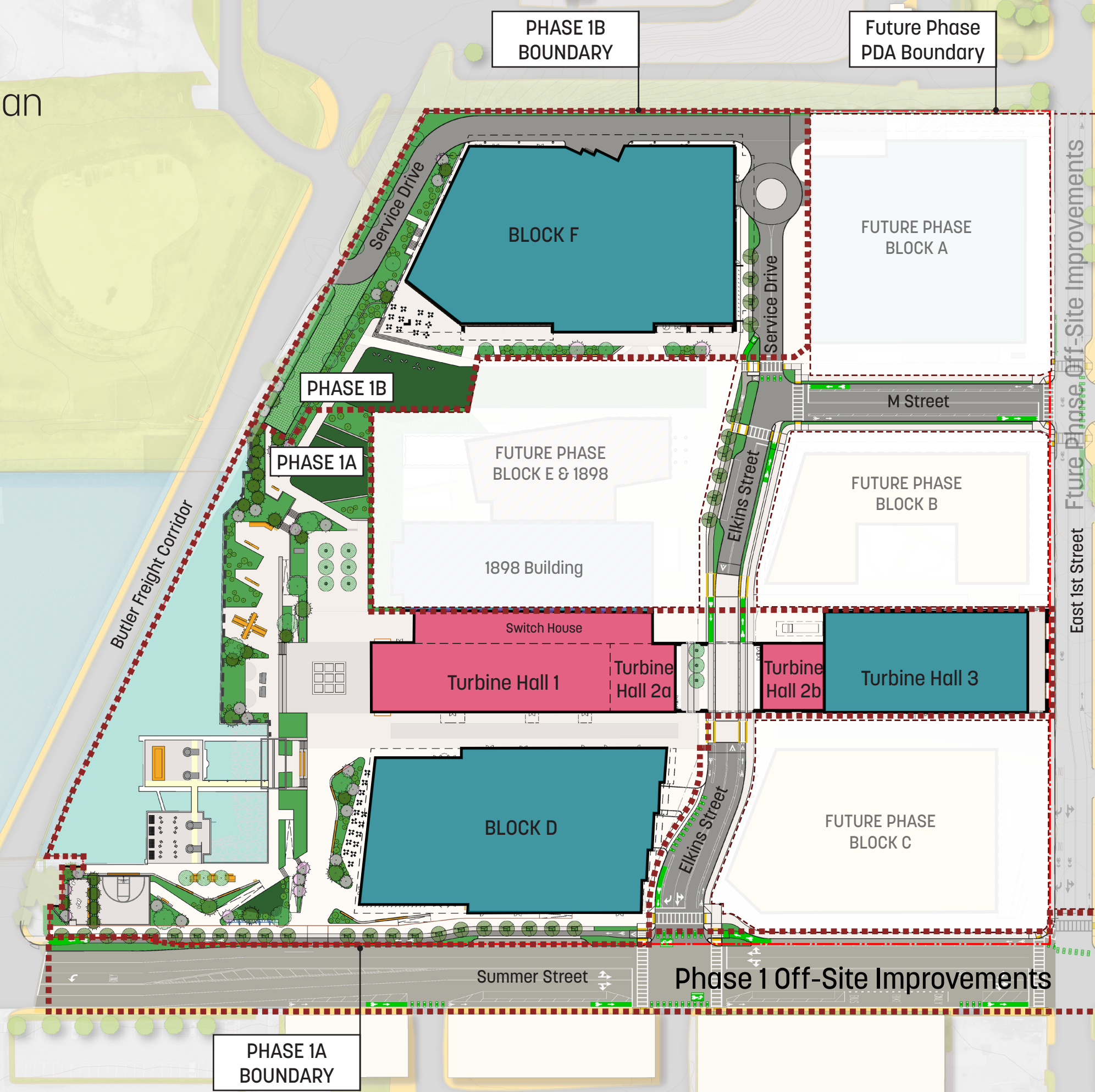
Source: 2021 USGS Topo Boston South

\\whib\gbl\proj\Boston\13656.00\reports\BA\PC\CA\Application\Figures_776 Summer Phase 1.indd p1 08/31/22

Phase 1

PDA Development Plan

- Future Phases
- Phase 1 Boundary
- Retail / Civic
- R&D / Office
- Residential
- Hotel









Block	GFA
Block D	265,000
Block F	374,000
Th1, Th2, Th3	115,500
Total	754,500

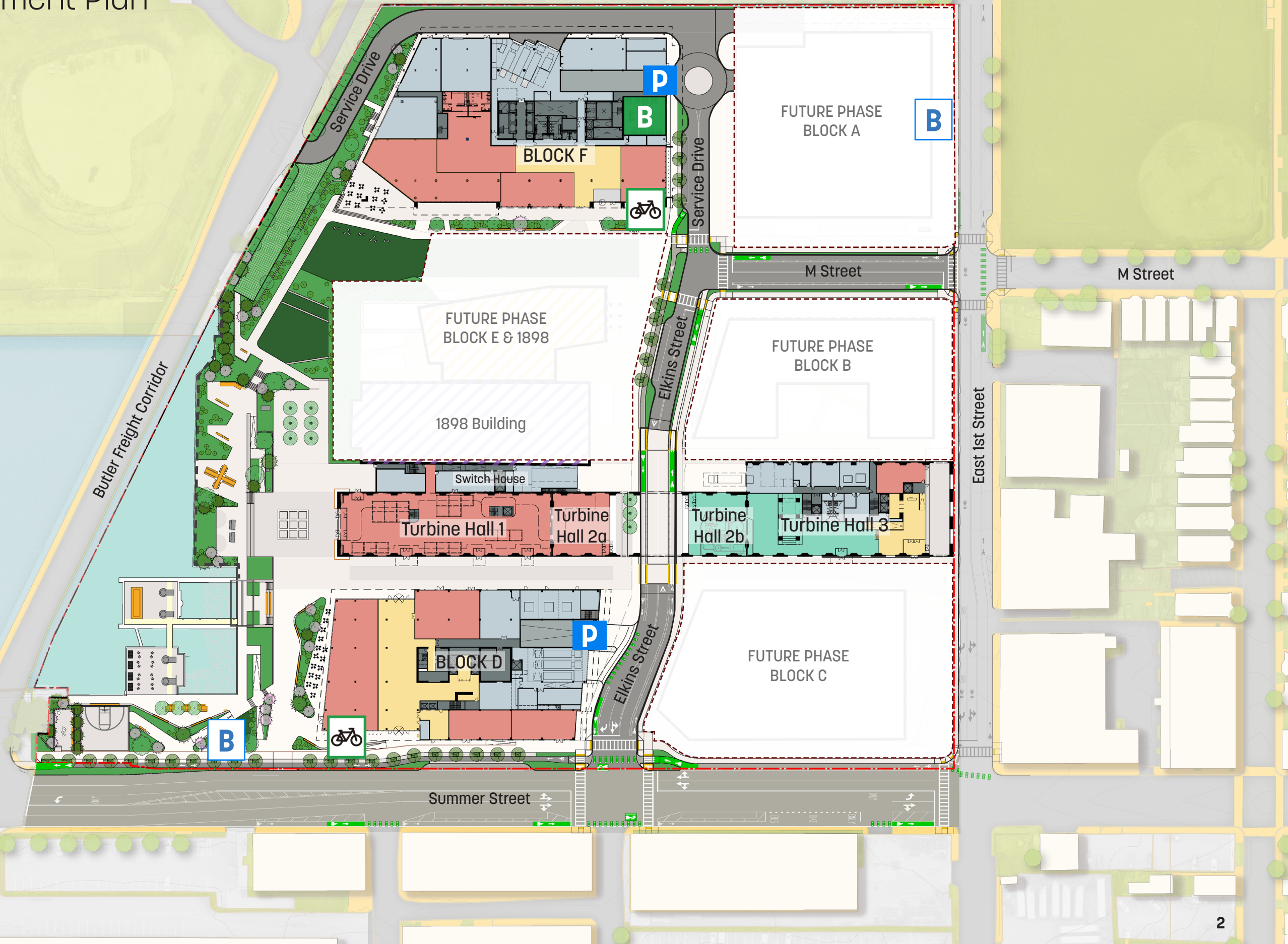
Remaining	925,500
-----------	---------



Ground Level

Phase 1 PDA Development Plan

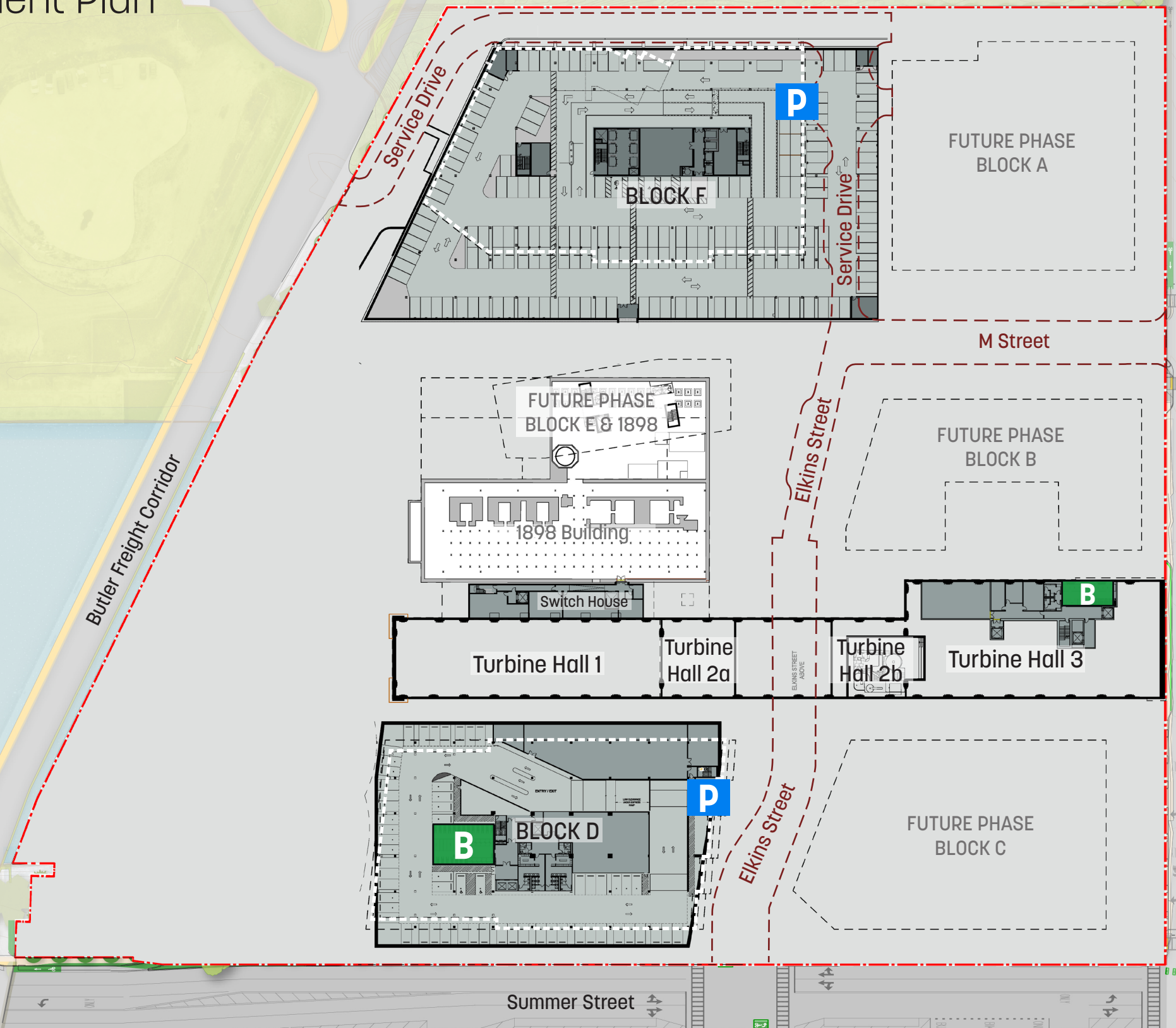
- P** Parking Entrance
- B** Blue Bike Station
-  Bike Rack
- B** Bike Storage Room
-  Future Phases
-  Retail
-  Civic
-  Lobby
-  Back of House



P1 Level

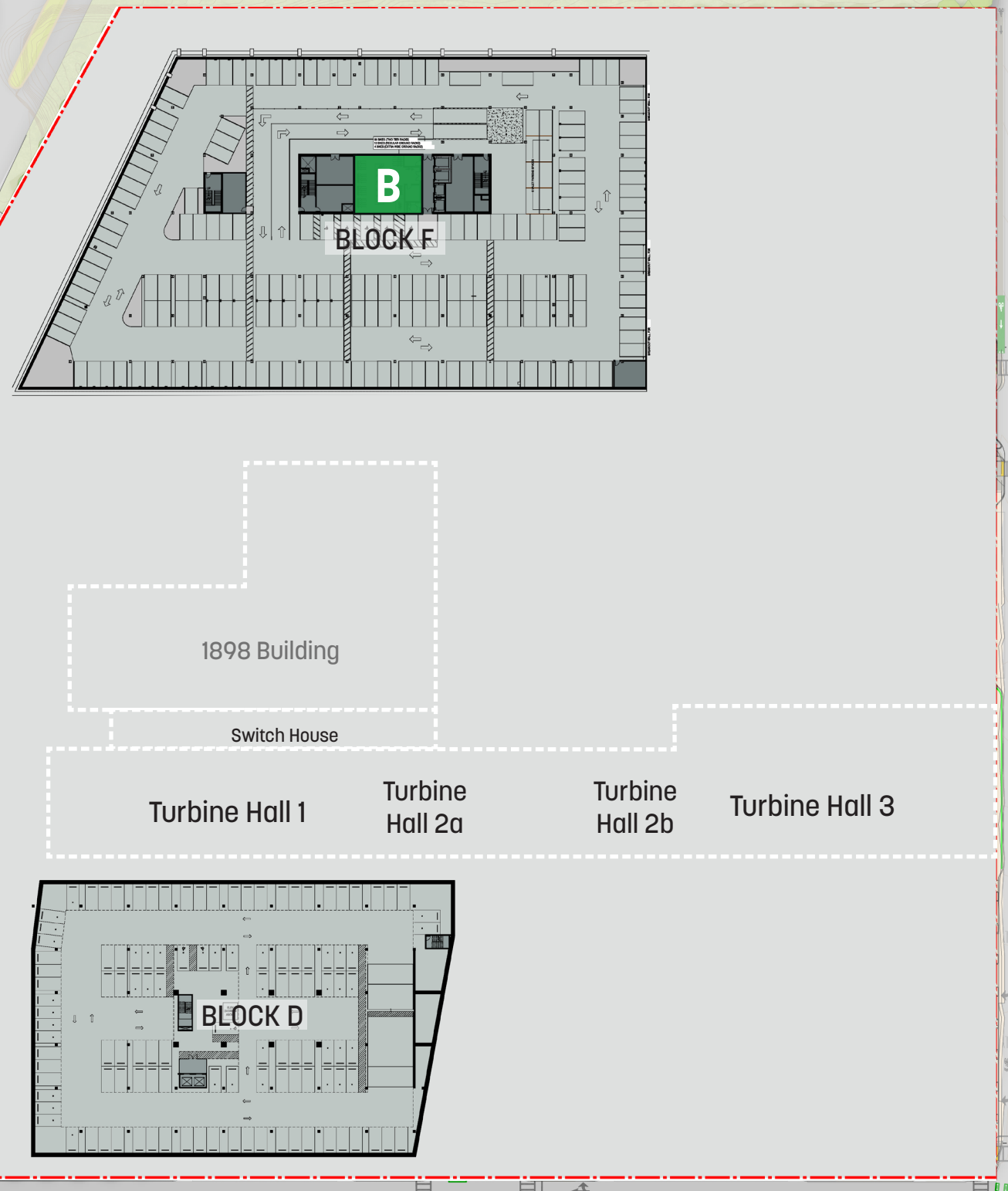
Phase 1 PDA Development Plan

- P** Parking Entrance
- B** Bike Storage Room
- Future Phases
- Buildings Above
- Driving Surfaces Above



P2 Level

Phase 1 PDA Development Plan



B

Bike Storage Room

Buildings Above

M Street

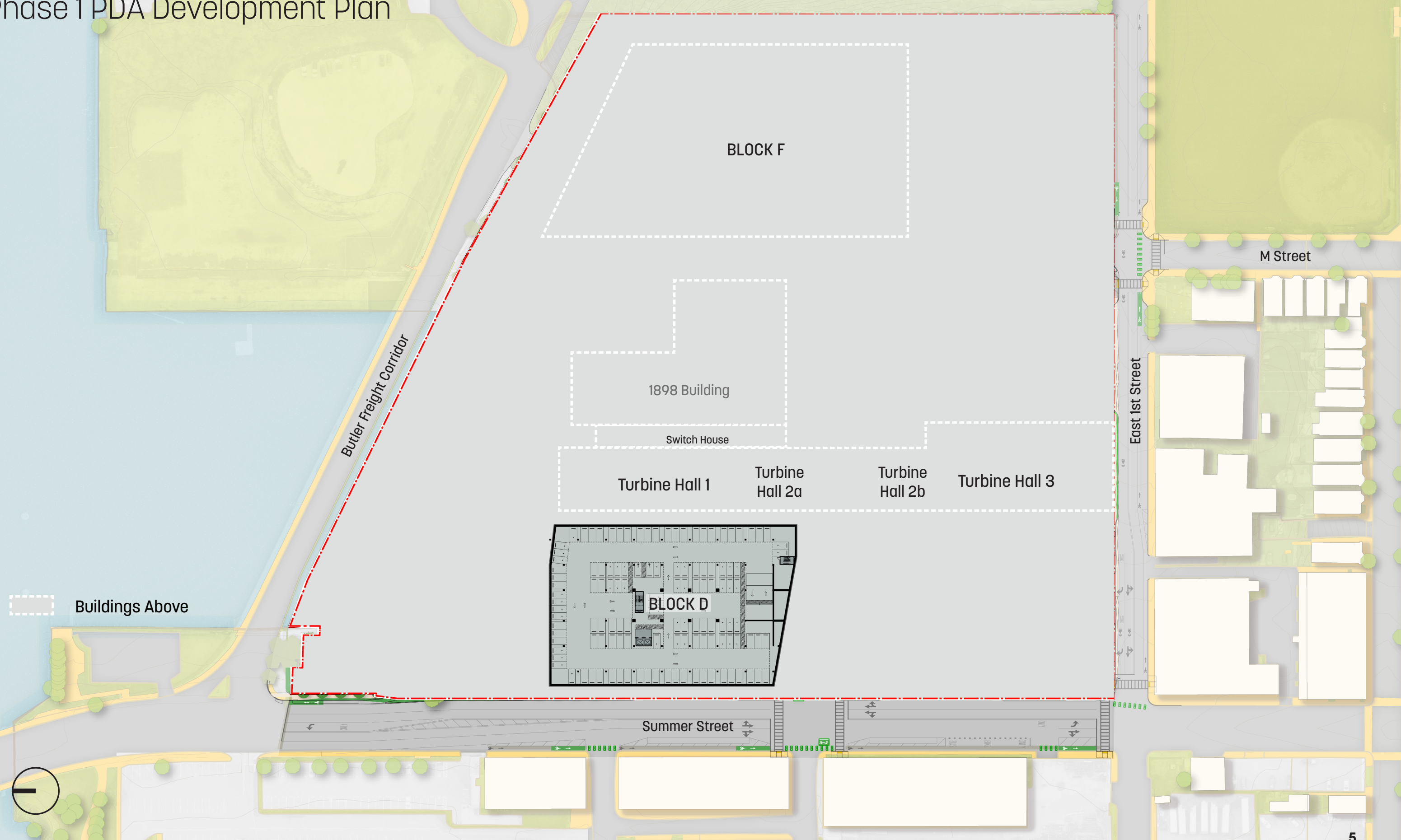
East 1st Street

Summer Street



P3 Level

Phase 1 PDA Development Plan



Buildings Above



Area Schedule (GSF) Parking	
Level	Area
LEVEL B1	53,828 SF
LEVEL B2	53,828 SF
LEVEL B3	53,828 SF
Grand total	161,483 SF

Parking Space Schedule	
Level	Count
LEVEL B1	59
LEVEL B2	117
LEVEL B3	124
Grand total	300

Architect

Payette Associates Inc.
290 Congress Street, Fifth Floor
Boston, MA 02210-1005
Tel: 617-895-1000
Fax: 617-895-1002

Landscape Architect

James Corner Field Operations
475 10th Ave., 9th Flr
New York, NY 10018
Tel: 212-433-1450
Fax: 212-433-1451

Civil Engineer

VHB
99 High Street
Boston, MA 02110
Tel: 617-728-7777

MEP/FP Engineer

BR+A Consulting Engineers
10 Guest Street, 4th Flr
Boston, MA 02135
Tel: 617-254-0016

Structural Engineer

MKA / Silman
1301 Fifth Avenue,
Suite 3200
Seattle, WA 98101
Tel: 206-292-1200
Fax: 206-292-1201

Code Consultant

Code Red Consultants
154 Turnpike Road
Southborough, MA
01772
Tel: 617-500-7633
Fax: 617-500-2074

Envelope Consultant

Studio NYL
3461 Ringsby Ct.,
Unit 315
Denver, CO 80216
Tel: 303-558-3145

Logistics

Lerch Bates
9780 Meridian
Boulevard, Suite 450
Englewood, CO 80112
Tel: 303-795-7956

Vertical Transportation

Lerch Bates
62-B Commercial
Wharf East
Boston, MA 02110
Tel: 617-532-2020

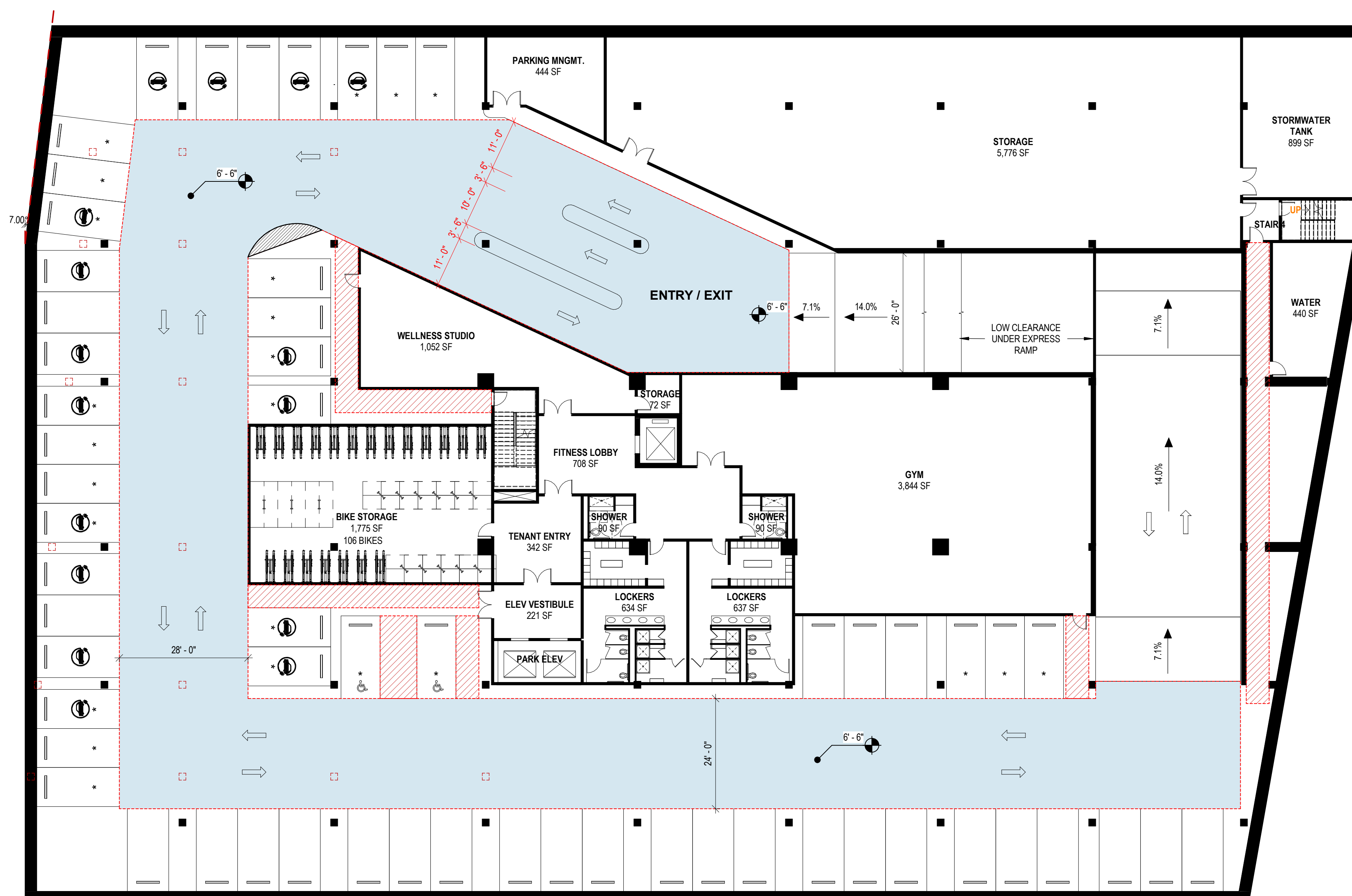
Sustainability

ARUP
60 State Street
Boston, MA 02109
Tel: 617-349-9215

Parking

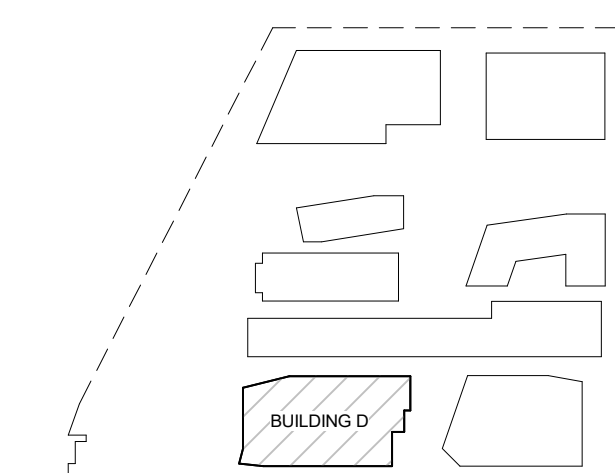
Walker Consultants
20 Park Plaza,
Suite 1202
Boston, MA 02116
Tel: 617-350-5040

NOTE:
* 8' - 6" WIDE PARKING SPACES. ALL OTHER
PARKING SPACES ARE 9' - 0" WIDE.



NOT FOR CONSTRUCTION

#	DATE	DESCRIPTION



**776 Summer Street
BLOCK D**



LEVEL B1

Drawing Scale

1/16" = 1'-0"

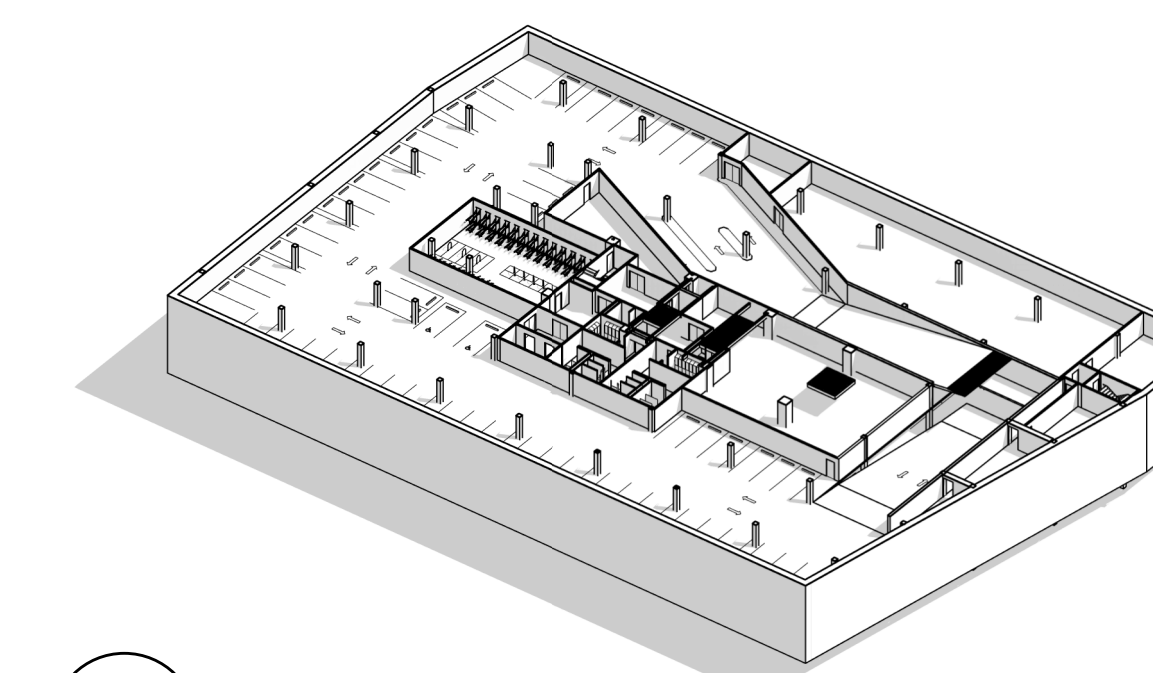
Project Number

Project Number

Date Issued

06/07/22

A2.B1



2 AXON B1
SCALE

PAYETTE

Architect
 Payette Associates Inc.
 290 Congress Street, Fifth Floor
 Boston, MA 02210-1005
 Tel: 617-895-1000
 Fax: 617-895-1002

Landscape Architect
 James Corner Field
 Operations
 475 10th Ave., 9th Flr
 New York, NY 10018
 Tel: 212-433-1450
 Fax: 212-433-1451

Civil Engineer
 VHB
 99 High Street
 Boston, MA 02110
 Tel: 617-728-7777

MEP/FP Engineer
 BR+A Consulting
 Engineers
 10 Guest Street, 4th Flr
 Boston, MA 02135
 Tel: 617-254-0016

Structural Engineer
 MKA / Silman
 1301 Fifth Avenue,
 Suite 3200
 Seattle, WA 98101
 Tel: 206-292-1200
 Fax: 206-292-1201

Code Consultant
 Code Red Consultants
 154 Turnpike Road
 Southborough, MA
 01772
 Tel: 617-500-7633
 Fax: 617-500-2074

Envelope Consultant
 Studio NYL
 3461 Ringsby Ct.,
 Unit 315
 Denver, CO 80216
 Tel: 303-558-3145

Logistics
 Lerch Bates
 9780 Meridian
 Boulevard, Suite 450
 Englewood, CO 80112
 Tel: 303-795-7956

Vertical Transportation
 Lerch Bates
 62-B Commercial
 Wharf East
 Boston, MA 02110
 Tel: 617-532-2020

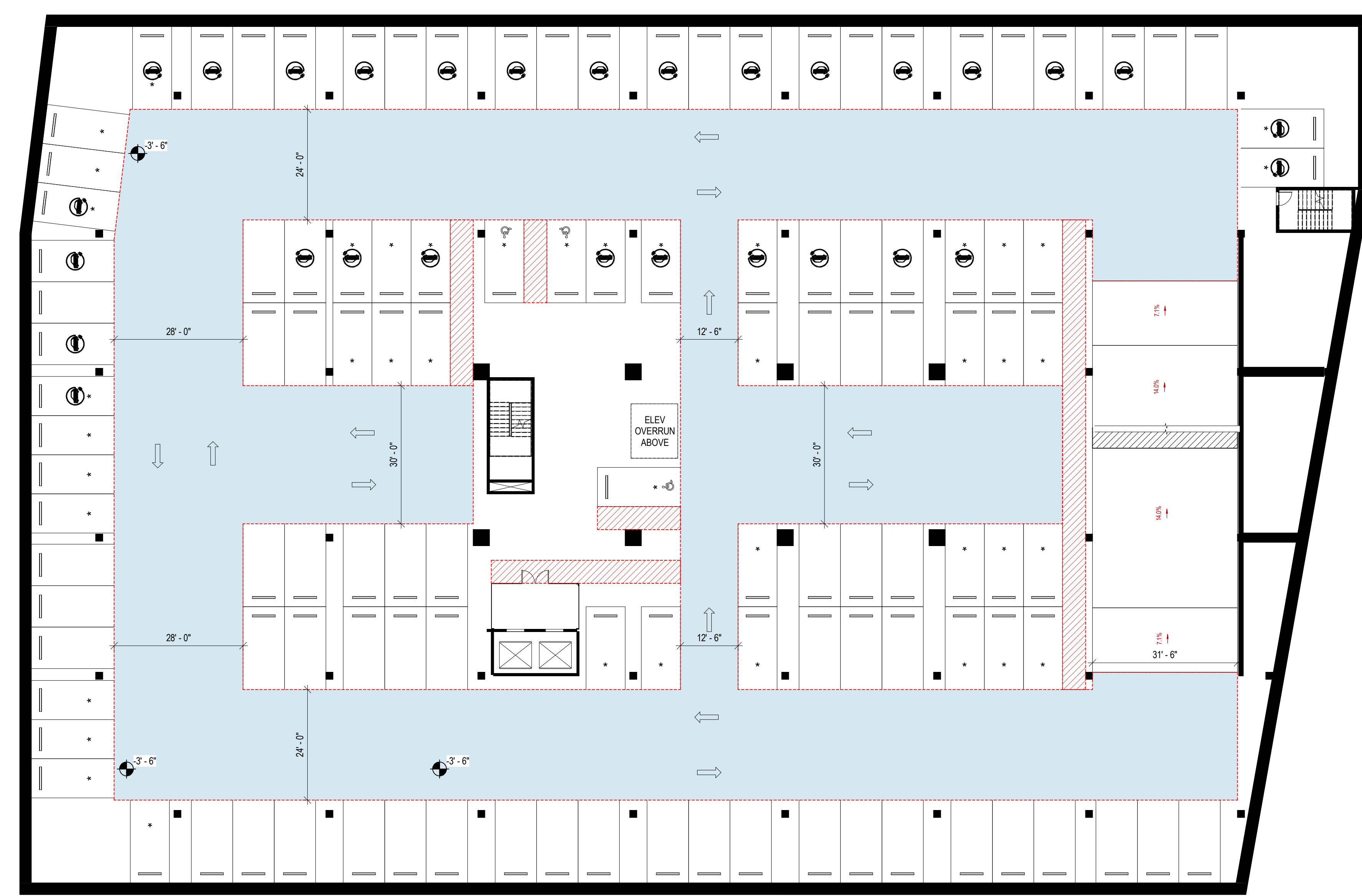
Sustainability
 ARUP
 60 State Street
 Boston, MA 02109
 Tel: 617-349-9215

Parking
 Walker Consultants
 20 Park Plaza,
 Suite 1202
 Boston, MA 02116
 Tel: 617-350-5040

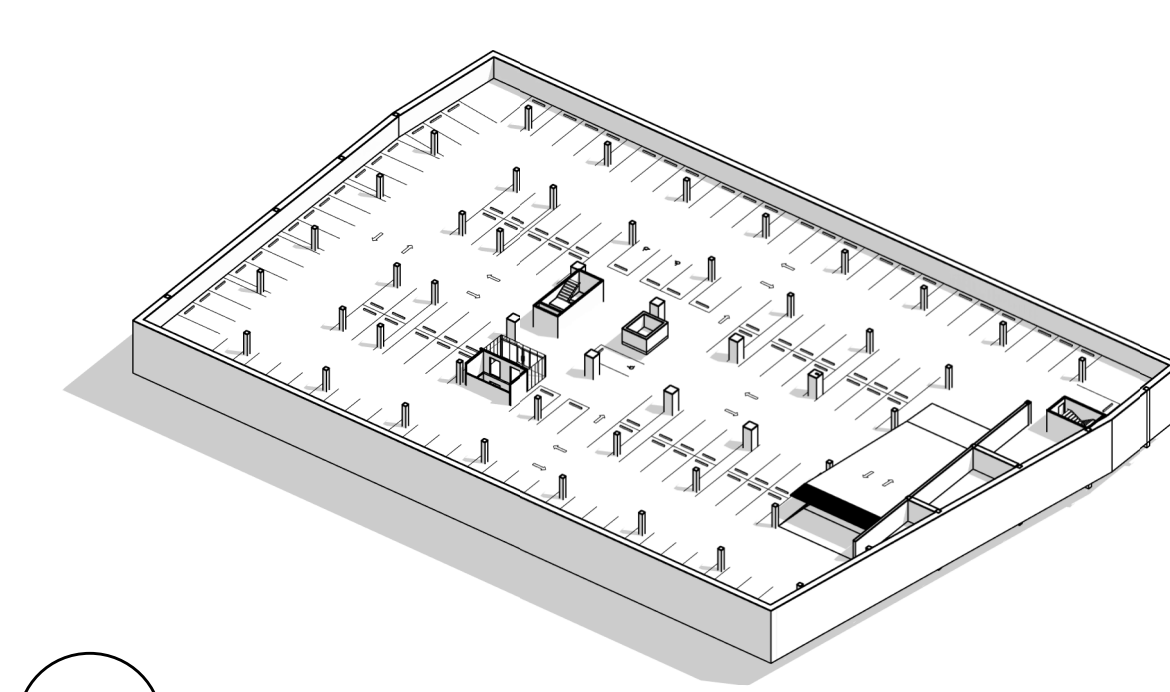
Area Schedule (GSF) Parking	
Level	Area
LEVEL B1	53,828 SF
LEVEL B2	53,828 SF
LEVEL B3	53,828 SF
Grand total	161,483 SF

Parking Space Schedule	
Level	Count
LEVEL B1	59
LEVEL B2	117
LEVEL B3	124
Grand total	300

NOTE:
 * 8'-6" WIDE PARKING SPACES. ALL
 OTHER PARKING SPACES ARE 9'-0" WIDE.

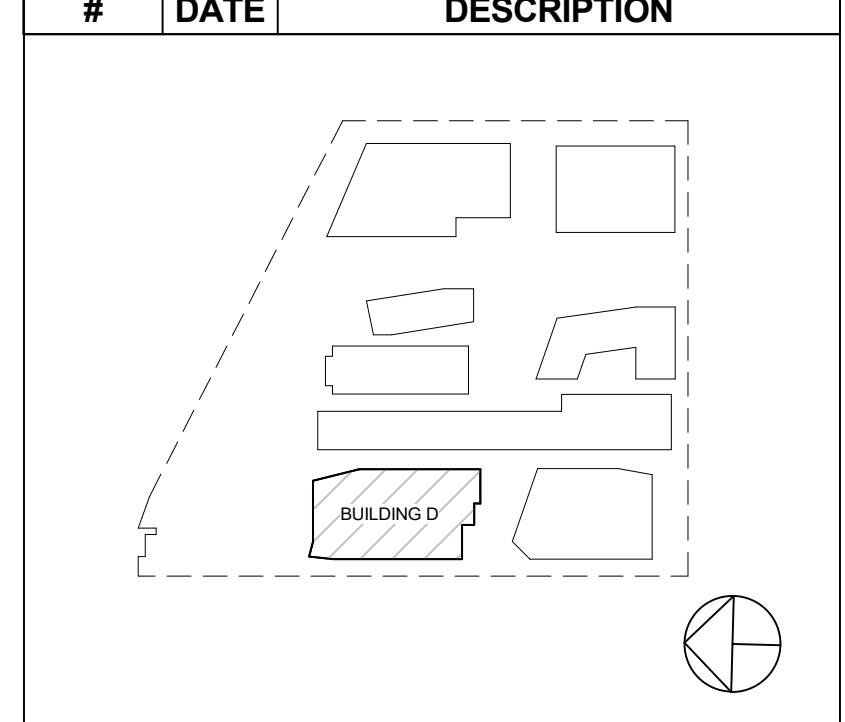


1 LEVEL B2
 SCALE: 1/16" = 1'-0"



2 AXON B2
 SCALE:

#	DATE	DESCRIPTION



**776 Summer Street
 BLOCK D**

Hilco Redevelopment Partners **REDGATE** The City's Partner in Real Estate

LEVEL B2

Drawing Scale	1/16" = 1'-0"
Project Number	Project Number
Date Issued	06/07/22

A2.B2

NOT FOR CONSTRUCTION

CONSULTANTS

- CIVIL/PERMITTING
VHB
99 High Street, 10th Floor Boston MA 02110
- STRUCTURAL
Odeh Engineers
332 Congress St, 6th Floor Boston MA 02110
- MEFP
BR+A
10 Guest Street, 4th Floor Boston MA 02135
- LANDSCAPING
JC Field Operations
475 10th Avenue, 9th Floor New York NY 10018
- CODE
Code Red
154 Turnpike Rd, #300 Southborough MA 01772
- SUSTAINABILITY
Anip
60 State Street Boston MA 02109

FACILITY

CONTRACTOR

PROJECT

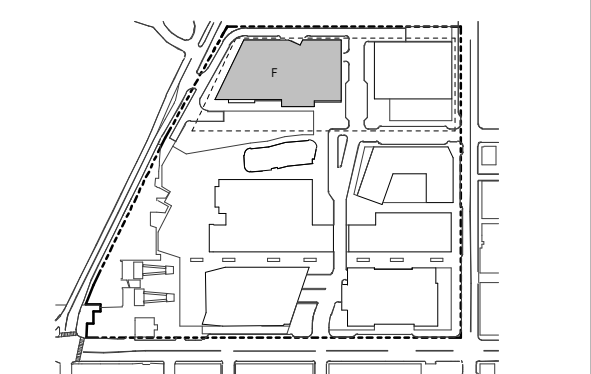
776 Summer Street -
Building F



Owner

Hilco Redevelopment Partners
101 Seaport Boulevard,
Suite 650
Boston MA 02210

KEYPLAN



ISSUE CHART

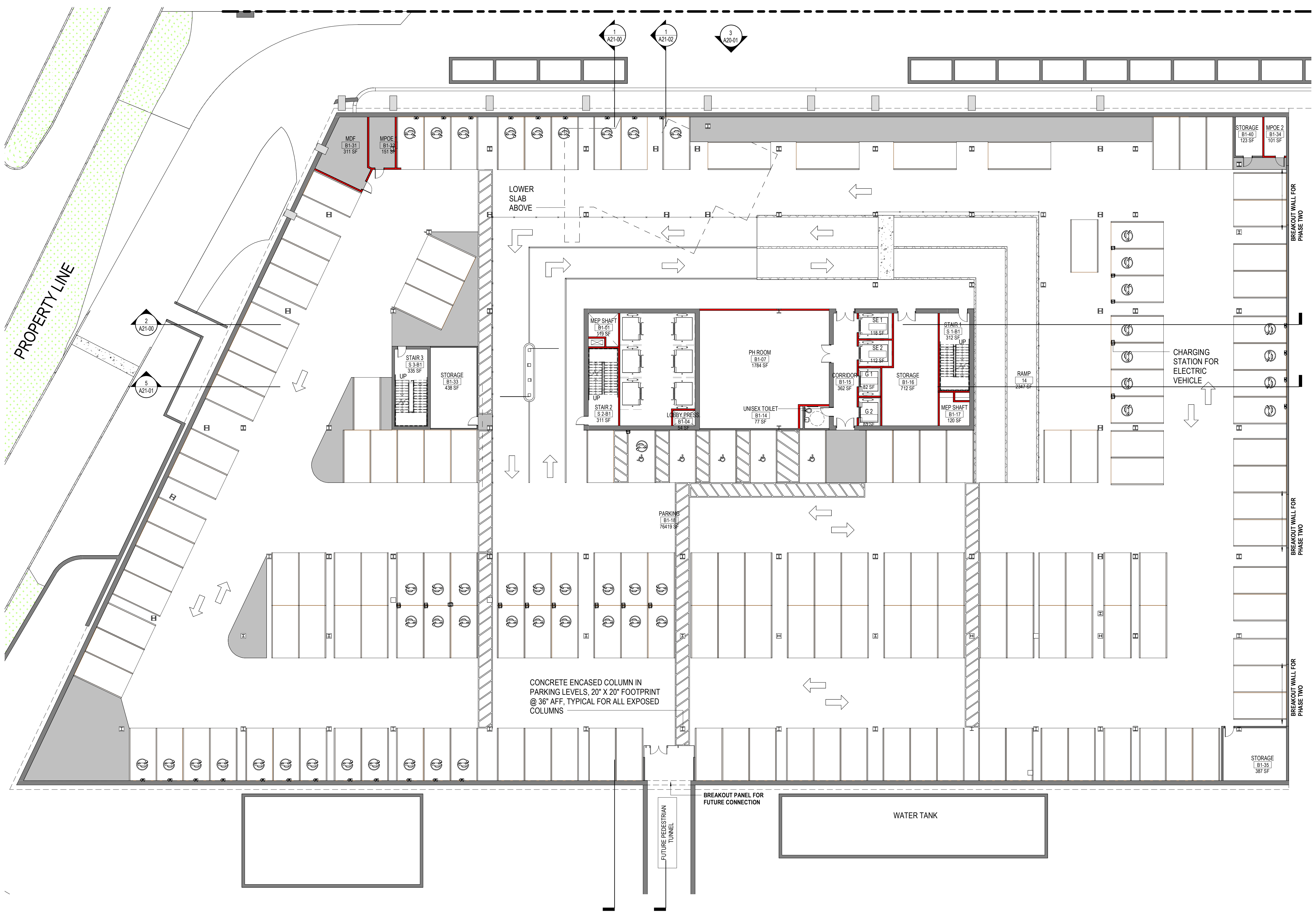
2	SD PRICING SET	08/01/2022
1	SD PRICING SET-DRAFT	12/03/2021
ISSUE	DATE	
Job Number	157108.000	

TITLE

B1- PARKING

SHEET NUMBER
**PR02
NEW-B1**

PARKING SCHEDULE (PHASE A)		AREA SCHEDULE (GSF) PARKING	
Level	Count	Level	Area
B1 PARKING	171	B1	87,586 SF
B2 PARKING	179	B2	87,586 SF
TOTAL CAR PARKING	350	GSF TOTAL	175,174 SF



FLOOR PLAN

- BUILDING EXPANSION JOINT
- NEW PARTITION
- EXTERIOR ELEVATION TAG
- WALL SECTION TAG
- BUILDING SECTION TAG
- (ALPHA) EXTERIOR GLAZING SYSTEM TAG REF: A33-0X SERIES FOR SCHEDULE
- (NUMERICAL) INTERIOR GLAZING REFER: A63-0X SERIES FOR SCHEDULE
- ROOM TAG
- DOOR TAG REF: A62-0X SERIES FOR DOOR SCHEDULE
- PARTITION TAG REF: A61-0X SERIES FOR CHARTS
- FLOOR DRAIN
- OWNER FURNISHED EQUIPMENT ITEM

FLOOR PLAN NOTES BY NUMBER

<<< Indicates Sheet Keynote on Plan

FLOOR PLAN GENERAL NOTES

- PARTITION TYPES ARE SCHEDULED IN THE A61 SERIES, AND G01 SERIES "CODE COMPLIANCE PLANS" FOR GRAPHIC EXTENT OF FIRE RATED PARTITIONS. REFER TO PARTITION TYPE SCHEDULE FOR LOCATION OF SOUND ATTENUATION BLANKETS
- REFER TO SHEET A00-00 FOR ADDITIONAL GENERAL NOTES.
- REFER TO FLOOR PLAN SERIES FOR LOCATION OF PARTITION TYPES.

1 LEVEL B1 PLAN (PHASE A) Parking
1/16" = 1'-0"

CONSULTANTS

- CIVIL/PERMITTING
VHB
99 High Street, 10th Floor Boston MA 02110
- STRUCTURAL
Odeh Engineers
332 Congress St, 6th Floor Boston MA 02110
- MEPFP
BR+A
10 Guest Street, 4th Floor Boston MA 02135
- LANDSCAPING
JC Field Operations
475 10th Avenue, 9th Floor New York NY 10018
- CODE
Code Red
154 Turnpike Rd, #300 Southborough MA 01772
- SUSTAINABILITY
Anip
60 State Street Boston MA 02109

FACILITY

CONTRACTOR

PROJECT

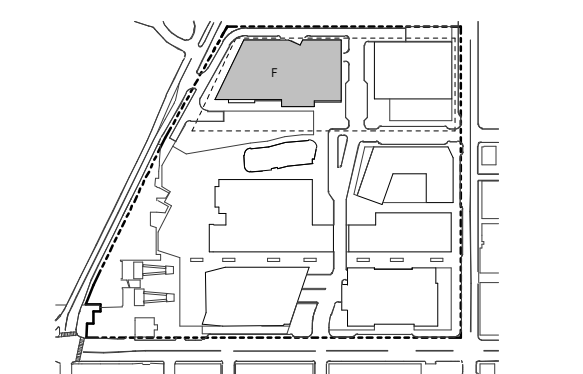
776 Summer Street -
Building F



Owner

Hilco Redevelopment Partners
101 Seaport Boulevard,
Suite 650
Boston MA 02210

KEYPLAN



ISSUE CHART

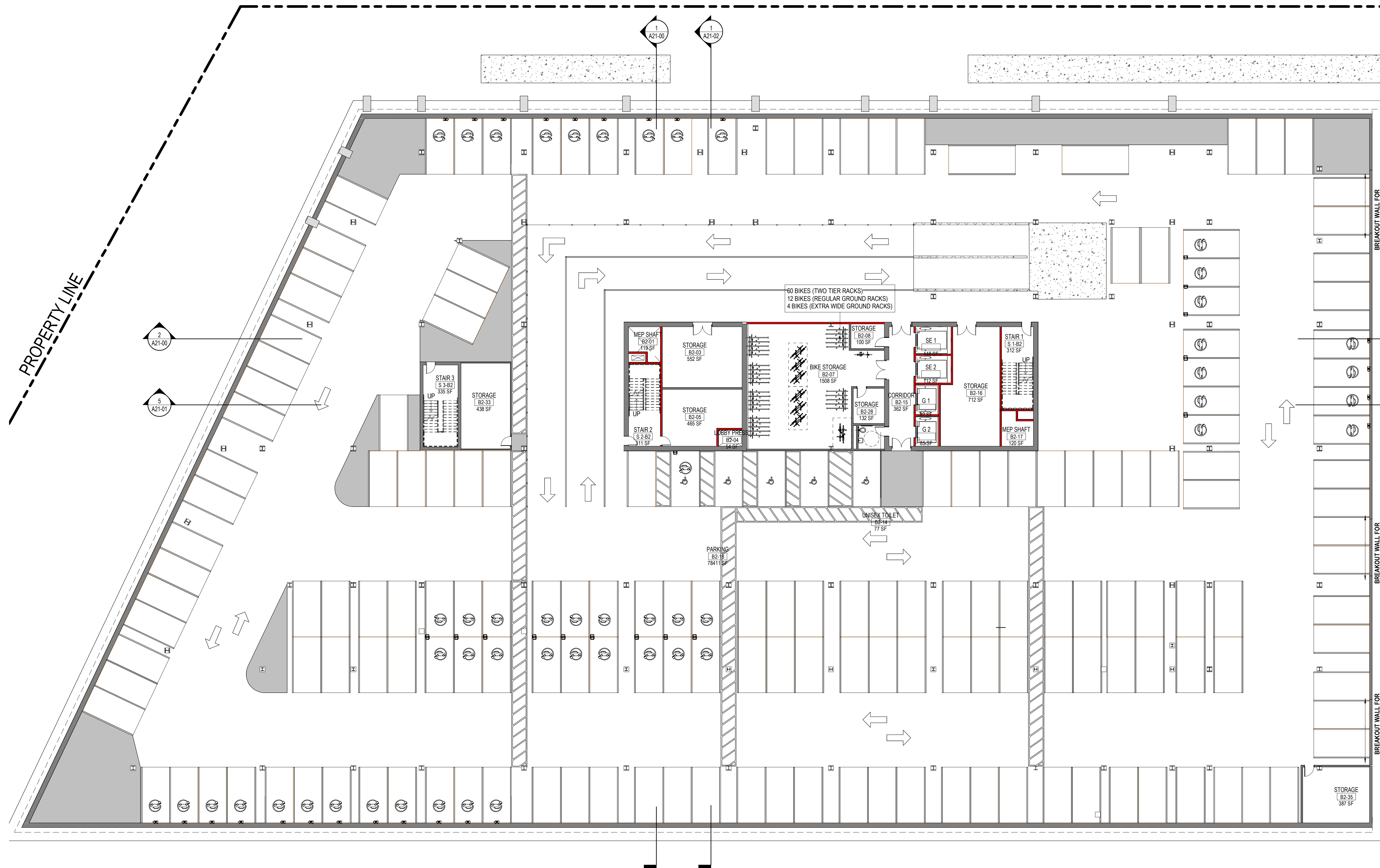
2	SD PRICING SET	08.01.2022
1	SD PRICING SET-DRAFT	12.03.2021
ISSUE	DATE	
Job Number	157108.000	

TITLE

B2- PARKING

SHEET NUMBER
**PR02
NEW-B2**

PARKING SCHEDULE (PHASE A)		AREA SCHEDULE (GSF) PARKING	
Level	Count	Level	Area
B1 PARKING	171	B1	87,586 SF
B2 PARKING	179	B2	87,588 SF
TOTAL CAR PARKING	350	GSF TOTAL	175,174 SF



FLOOR PLAN

- BUILDING EXPANSION JOINT
- NEW PARTITION
- XX A-XXX EXTERIOR ELEVATION TAG
- XX A-XXX WALL SECTION TAG
- XX A-XXX SM BUILDING SECTION TAG
- (ALPHA) EXTERIOR GLAZING SYSTEM TAG REF: A33-0X SERIES FOR SCHEDULE
- (NUMERICAL) INTERIOR GLAZING REFER: A63-0X SERIES FOR SCHEDULE
- NAME [A101A] 150 SF ROOM TAG
- 301A DOOR TAG REF: A62-0X SERIES FOR DOOR SCHEDULE.
- A11 PARTITION TAG REF: A61-0X SERIES FOR CHARTS
- FD FLOOR DRAIN
- OWNER FURNISHED EQUIPMENT ITEM

FLOOR PLAN NOTES BY NUMBER

<<< Indicates Sheet Keynote on Plan

FLOOR PLAN GENERAL NOTES

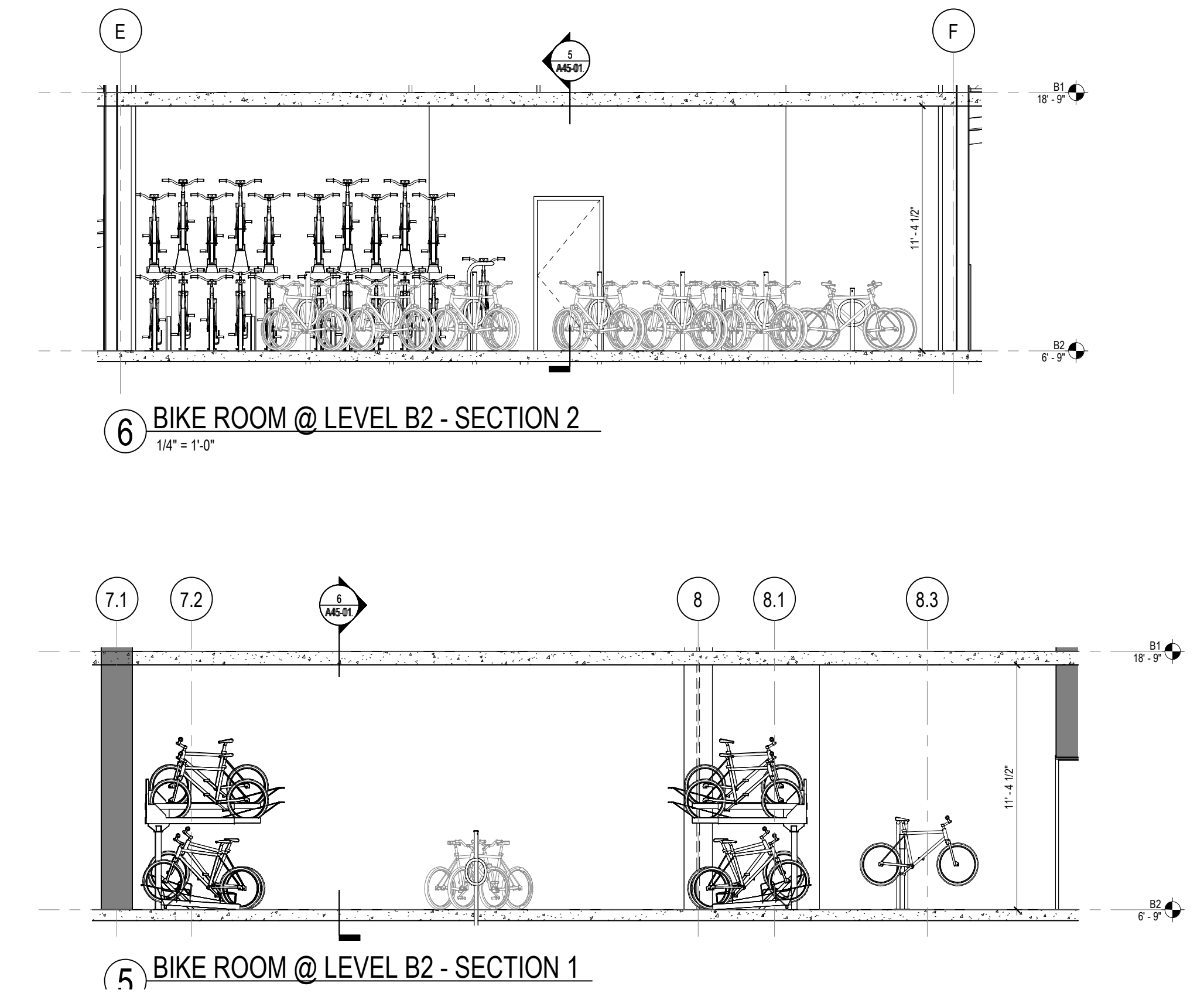
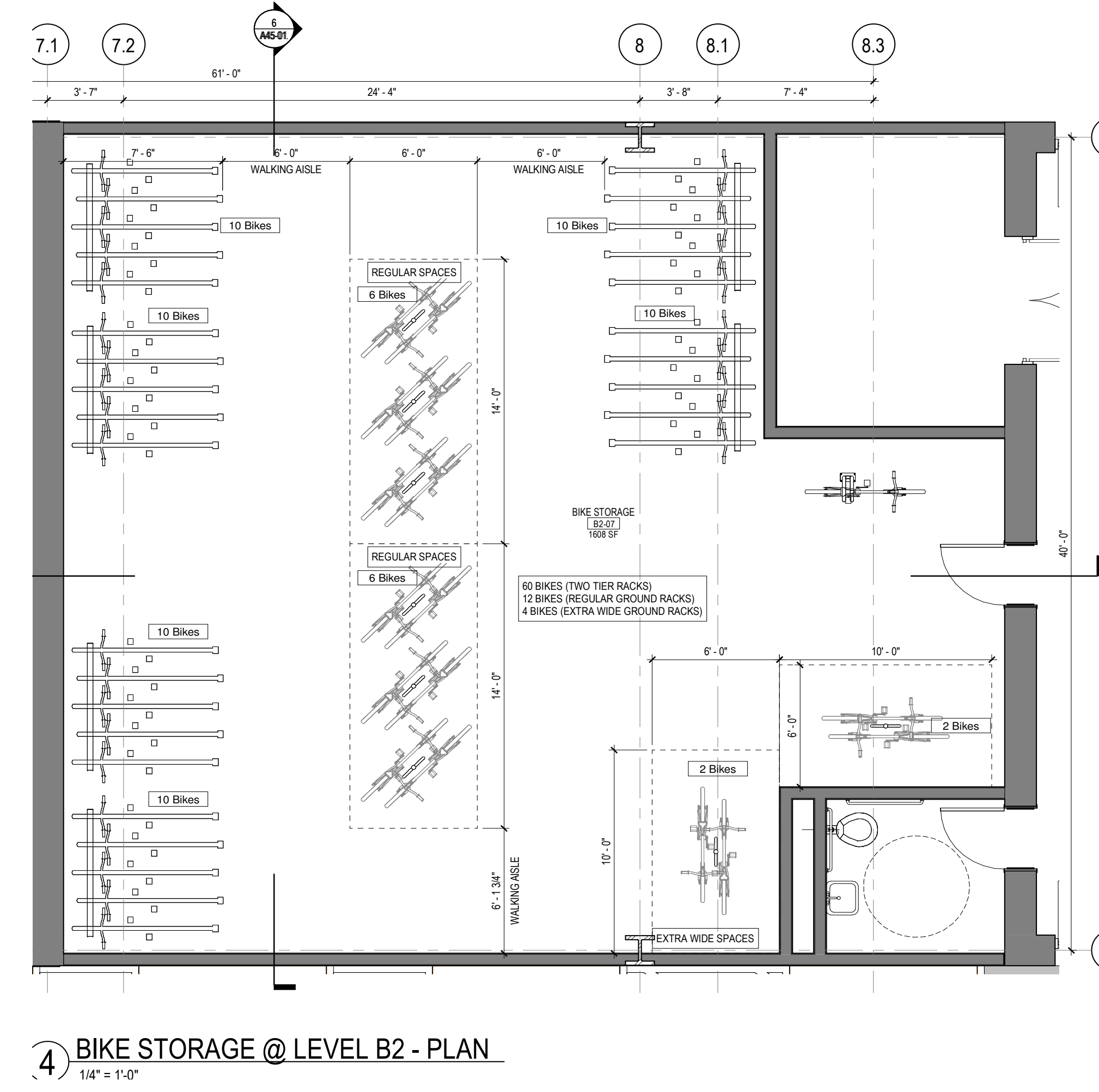
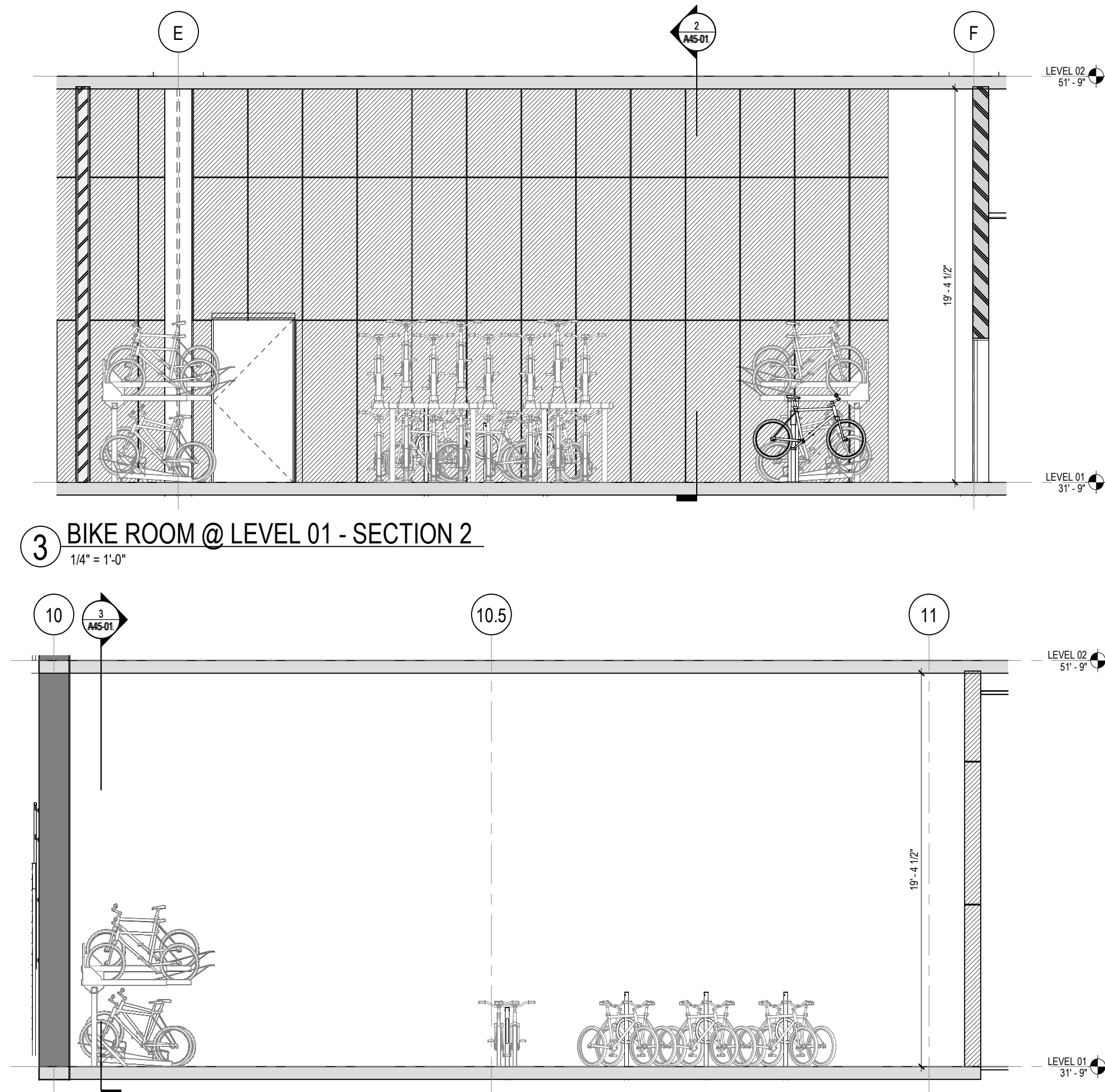
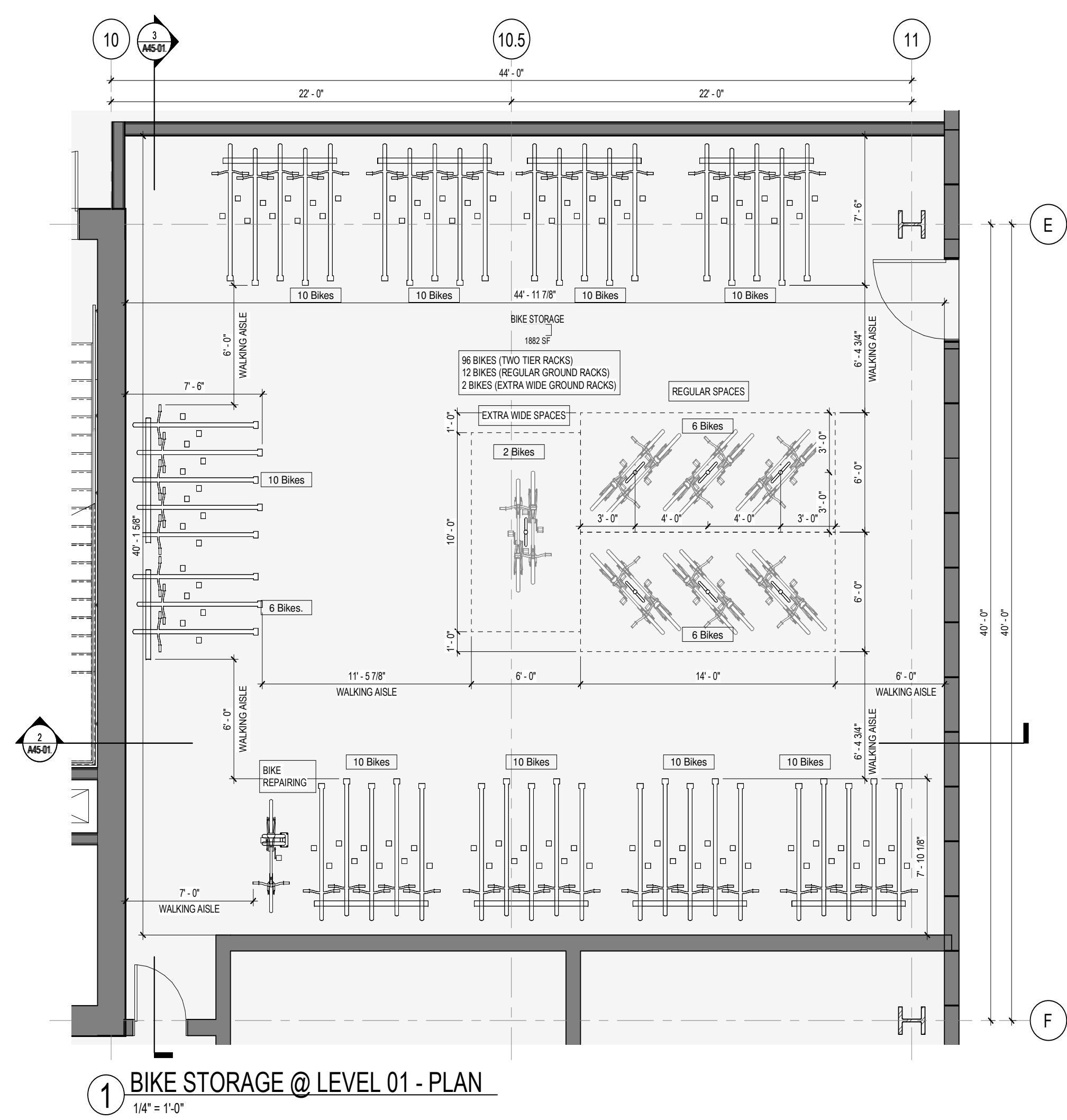
- PARTITION TYPES ARE SCHEDULED IN THE A61 SERIES, AND G01 SERIES "CODE COMPLIANCE PLANS" FOR GRAPHIC EXTENT OF FIRE RATED PARTITIONS. REFER TO PARTITION TYPE SCHEDULE FOR LOCATION OF SOUND ATTENUATION BLANKETS
- REFER TO SHEET A00-00 FOR ADDITIONAL GENERAL NOTES.
- REFER TO FLOOR PLAN SERIES FOR LOCATION OF PARTITION TYPES.

1 LEVEL B2 PLAN (PHASE A) Parking
1/16" = 1'-0"

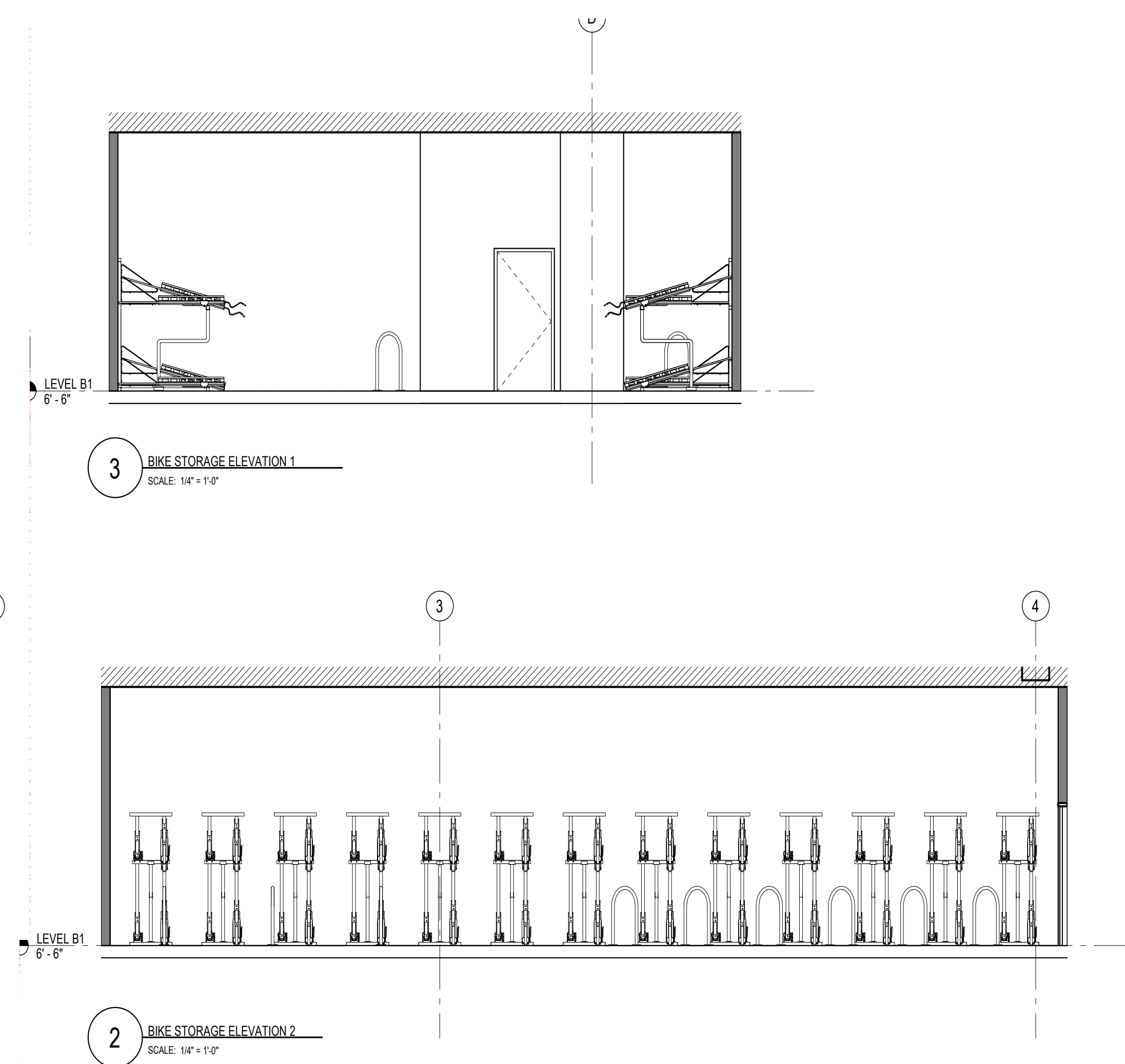
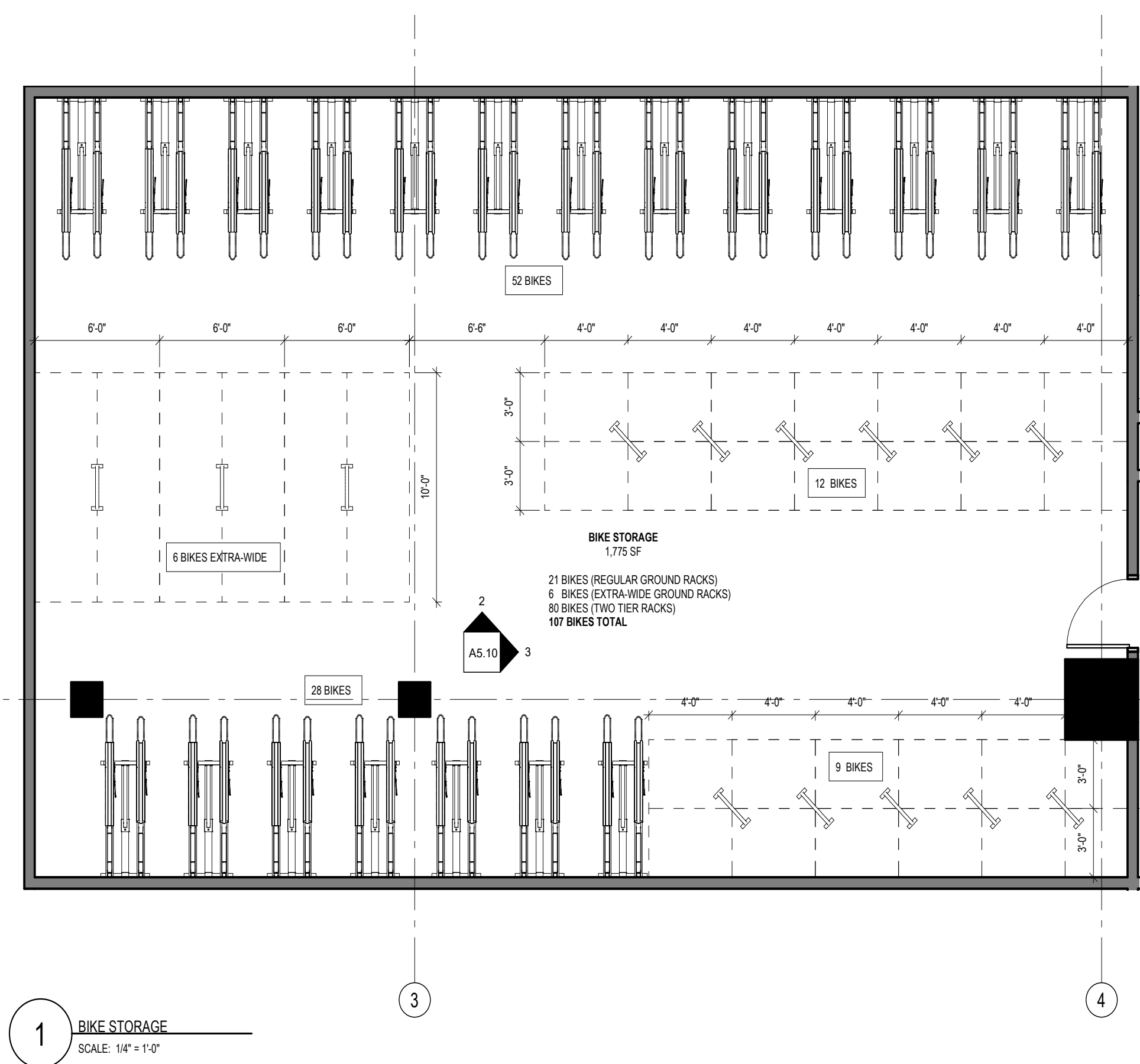
Bicycle Room Layouts and Elevations

Total Bicycle Count: 351

Block F - 186 Spaces



Block D - 107 Spaces



Turbine Halls - 58 Spaces

